

HOUSE BILL 2196

By Keisling

AN ACT to amend Tennessee Code Annotated, Title 66,  
Chapter 5, Part 1 and Title 67, Chapter 4, Part 4,  
relative to transfer tax.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 67-4-409(a)(4), is amended by deleting the subdivision in its entirety and substituting instead the following:

(4) In the case of quitclaim deeds, the tax must be based only on the actual consideration given for that conveyance. A deed is treated as a quitclaim deed for taxation purposes under this section if the deed contains language substantially similar to the form for quitclaim deeds as provided for in § 66-5-103 and the deed only conveys the grantor's interest, whatever that may be, to the grantee. A deed that contains language evidencing an intent to convey the property itself, or which gives warranty rather than a mere chance of title, is taxed as provided in subdivision (a)(1);

SECTION 2. This act takes effect upon becoming a law, the public welfare requiring it.